

Call to Order:

The meeting was called to order at 7:50 pm. Present were Chairman, Paul Salafia, and members, Selena Goldberg, Linn Anderson, Vincent Chiozzi and John McDonnell; also present were Director of Planning, Paul Materazzo, Senior Planner, Lisa Schwarz, and Planner, Jacki Byerley.

Amend the zoning by-law Section 5.2. Signs:

The Board opened the public hearing to amend the zoning by-law Section 5.2. Signs. Ann Constantine, Chair of the Design Review Board (DRB), gave an overview of why the DRB proposed the changes to the sign by-law. She discussed in detail the amendments to each section including section 5.2.8. Signs in Residential Districts; to add the requirement for a special permit from ZBA and limit the sf. of the signs. Lisa Schwarz reviewed an e-mail for the Inspector of Buildings outlining her concerns with the proposed amendments and noted the whole sections 5.2 needs to be reviewed not just sections of the bylaw. The Board questioned if it was for all signs or just freestanding signs, if the proposed bylaw would hurt the downtown businesses or deter new businesses coming to town. The Board was in consensus that a 10 s.f. sign in the apartment district was too small. Mr. Chiozzi asked what the businesses in Town think of the proposed amendments. Ms. Constantine stated they have not yet presented the amendments to the Andover Business Association. Attorney Mark Johnson suggested extending signs for businesses off Main Street so people would know a business is there. Ms. Constantine continued to review the proposed changes to the sign by-law. The Board suggested that the DRB make some changes and present them at the Board's March 11th meeting.

News Boxes:

The Board opened the discussion of the on the proposed warrant article to amend the General bylaw by adding a new bylaw entitled "News Boxes". Abby O'Hara, representing the Main Street Committee, gave an overview of the proposed bylaw and presented a PowerPoint presentation to the Board outlining the proposed changes. She noted that the bylaw would be for news boxes between Locke and Lewis Street with news box distribution locations and will have standards if the news box remains empty for 45 days. Town Counsel, Thomas Urbelis, noted there will be three locations approved by the Selectmen and reviewed briefly the voluntary agreement between publishers and the Town. On a motion by Ms. Anderson seconded by Ms. Goldberg the Board voted to close the discussion on the proposed warrant article to amend the General bylaw by adding a new bylaw entitled "New Boxes". **Vote Unanimous (5-0)**; on a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to support proposed warrant article to amend the General bylaw by adding a new bylaw entitled "New Boxes" as amended. **Vote Unanimous (5-0)**

Banners:

The Board opened the discussion of the on the proposed warrant article to amend the General bylaw by adding a new bylaw entitled "Banners" to allow a temporary banner to hang above ground across or along Main Street within the General Business District (GBD). Mark Spenser 13 Sunset Rock Road representing the ABA gave an overview of the proposed article and noted he wants to be able to promote town activities. Peter Caruso spoke in favor of the proposed bylaw and noted there used to be a bylaw allowing banners and since its removal, banners have not been allowed. This article would allow the Selectmen approve banners. Town Counsel,

Banners (cont.):

Thomas Urbelis noted the Inspector of Buildings removed the bylaw because the bylaw offered no guidance. On a motion by Ms. Anderson seconded by Ms. Goldberg the Board voted to close the discussion on the proposed warrant article to amend the General bylaw by adding a new bylaw entitled "Banners" to allow a temporary banner to hang above ground across or along Main Street within the General Business District (GBD). **Vote Unanimous (5-0)**; on a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to approve the proposed warrant article by adding a new bylaw entitled "Banners" to allow a temporary banner to hang above ground across or along Main Street within the General Business District (GBD). **Vote Unanimous (5-0)**

Street Acceptance:

Ms. Byerley reviewed her memo to the Board dated February 25, 2008. On a motion by Ms. Anderson seconded by Ms. Goldberg the Board voted that Avella Circle be laid out at the Board of Selectmen's meeting on March 10, 2008. **Vote Unanimous (5-0)**; on a motion by Ms. Anderson seconded by Ms. Goldberg the Board voted that Barron Court not be laid out at the Board of Selectmen's meeting on March 10, 2008. **Vote Unanimous (5-0)**

Paulornette Circle:

Ms. Byerley reviewed her memo to the Board dated February 25, 2008. On a motion by Ms. Anderson seconded by Ms. Goldberg the Board voted to forward a favorable recommendation to the Board of Selectmen for the discontinuance of portion of Paulornette Circle as a public way and conveyance of land as described in Article P-56 at the March 10, 2008 Selectmen's meeting. **Vote Unanimous (5-0)**

429 South Main Street:

The Board opened the discussion on an application for a Site Plan Review by Andover Village Associates to build a two-story 3,500 sf. building to be used as a café and market/convenience store located at 429 South Main Street that was continued from the February 12th meeting. Ms. Schwarz reviewed her memo to the Board dated February 21, 2008 including the photometric plan, and traffic circulation. Ms. Schwarz also reviewed a meeting with the town engineer, Brian Moore, and Safety Officer Edgerly, to discuss the safest configuration on site. Dermont Kelly of Dermont Kelly & Associates, representing the applicant, reviewed a revised plan showing one way in & one way out, that the Board suggest at the last meeting and he also reviewed an alternate plan drawn after his meeting with DPW and the safety officer. Willard Perkins, the applicant, noted that the Rattlesnake Hill Road exit was meant as a secondary means of egress, it was not indented to be used as a primary egress. The Board discussed the turning movements, potential conflicts, and vehicular speed on Route 28 and suggested a sign be installed "no left turn between 6 – 8 am". Ms. Schwarz noted that it could be a condition and could be revisited in 6 months. Joseph Boyd of 55 Rattlesnake Hill Rd. noted that he does not want to see any more cars on Rattlesnake Hill Road. Mr. Kelly noted that he will need a letter of support from the Town for a 28' opening onto route 28. The Board discussed the revised and alternate plans in detail. On a motion by Ms Anderson seconded by Ms. Goldberg the Board voted to close the discussion on a site plan review for 429 South Main Street. **Vote Unanimous (5-0)**

10 Connector Road:

The Board opened the public hearings on an application by Standard Duplicating for a Special Permit for a Major Non-Residential Project and a Special Permit for a Change in Parking Space Requirements for 10 Connector Road that was continued from the January 22nd meeting. Ms. Byerley reviewed the applicant's request dated February 26, 2008 to continue the public hearing without discussion.. On a motion by Ms. Anderson seconded by Ms. Goldberg the Board voted to continue the public hearing without discussion until March 11, 2008 at 8:00 p.m. **Vote Unanimous (5-0)**

Audubon Road:

The Board took up the discussion on an application by Willard Perkins for a 3-lot Preliminary Plan entitled Audubon Road. Bill Perkins, the applicant, gave an overview of an informal IDR which was held prior to his submitting the preliminary plan. Mr. Perkins noted that he would like to offer the back land to the Conservation Commission. Dick Cuoco of Cuoco & Cormier, representing the applicant, gave an overview of the proposed 3-lot preliminary plan including access via a private 400' driveway, drainage, zoning, homeowners association, proposed limit of clearing, pre & post development runoff, and the improvement to a portion of Sunset Rock Road. Mr. Perkins reviewed the land offer to the Conservation Commission. Ms. Byerley reviewed her memo to the Board dated February 20, 2008 including the IDR conducted on February 19, 2008. Joseph Boyd of 55 Rattlesnake Hill Rd., noted that the portion of Sunset Rock Road depicted on the plan is not a roadway but 150' of woods. Mr. Materazzo noted that as part of the Regency Ridge subdivision the question of the unimproved way came up but it was not resolved. Mr. Perkins noted that at the 1977 town meeting there was an article to abandon the roadway but it was withdrawn. Ms. Byerley reviewed DPW's and the Fire Department's concerns regarding the 18' way and the turning radius for their vehicles. The Board discussed the dead end and noted that the applicant has to demonstrate that the plan meets the requirements of a conventional subdivision, then request waivers and a submit a plan showing those waivers. Chairman Salafia reviewed the peer review process of the drainage and noted that pre & post development runoff cannot increase. Mr. Boyd of 55 Rattlesnake Hill Rd. expressed concern regarding an increase of run-off. Several abutters to the proposed project expressed concern regarding drainage and an increase of traffic. On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to close the discussion on the 3-lot Preliminary Plan entitled Audubon Road. **Vote Unanimous (5-0)**; on a motion by Ms. Anderson seconded by Ms. Goldberg the Board voted to disapprove the 3-lot preliminary plan entitled Audubon Road because the application as proposed fails to provide sufficient public safety access, fails to meet the standards of the Subdivision Rules and Regulations and to deny the waivers as requested due to insufficient justification. **Vote Unanimous (5-0)**

Congregation Beth Israel:

Ms. Byerley reviewed a request from Congregation Beth Israel's contractor requesting that the Board allow construction activities on Saturdays, and the Inspector of Buildings' recommendation not to allow Saturday construction due to the location within a residential neighborhood. On a motion by Ms. Anderson seconded by Ms. Goldberg the Board voted to deny the request from RG Carr Civil Contracting to allow constructing actives on Saturdays. **Vote Unanimous (5-0)**

Adjournment: The Board voted to adjourn the meeting at 10:50 pm.